

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-7  
AGENDA DATE: Thu 03/23/2006  
PAGE: 1 of 1**

**SUBJECT:** C14H-06-0001 – Manning-Udden-Bailey House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 901 West 31st Street (Shoal Creek Watershed) from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning to family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning. Applicant: Donna Endres. City Staff: Steve Sadowsky, 974-6454.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0001

HLC DATE:

January 23, 2006

PC DATE:

February 28, 2006

APPLICANT: Donna Endres

HISTORIC NAME: Manning-Udden-Bailey House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 901 W. 31<sup>st</sup> Street

ZONING FROM: SF-3-NP

TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning. Vote: 8-0-1 (Limbacher abstaining).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence, neighborhood plan – Historic (SF-3-H-NP) combining district zoning. Vote: 9-0.

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for preservation in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: March 23, 2006

ACTION:

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Heritage Neighborhood Association

BASIS FOR RECOMMENDATION:

## ARCHITECTURE

The ca. 1915 Manning-Udden-Bailey House is an excellent example of the Prairie style. The ca. 1915 Manning-Udden-Bailey House is a two-story Prairie School-styled stucco house with a hipped roof, projecting front porch with stuccoed square columns and an Alamo-styled parapet, integral front patio, triple windows with multi-light sashes over one pane in

the bottom sash, and ribbon windows. The Prairie School of design originated in Chicago around the turn of the 20<sup>th</sup> century by architects such as Frank Lloyd Wright. Prairie School designs emphasized a horizontal composition in one or two stories, a low hipped roof, horizontal bands of windows, accent and principal windows with small panes in the sashes or casements, and a stucco finish. The Manning-Udden-Bailey House is an excellent example of Prairie School residential architecture in Austin.

### **HISTORICAL ASSOCIATIONS**

The house was built in 1915 by Mrs. Ada Read Penn (1867-1955), the widow of Robert Penn, a district judge. The Penns had moved into this semi-rural neighborhood in 1902; after Judge Penn's death in 1909, Mrs. Penn, who had studied mechanical drawing in college, began to subdivide her land and design houses, which she marketed to professors at the University of Texas. Mrs. Penn sold this house in 1915 to diplomatic law historian and professor at the University of Texas School of Law William Ray Manning (1871-1942). In 1917, Manning edited all of the diplomatic correspondence between the United States and Latin America for the State Department. He moved to Washington in 1919 to continue his work in international diplomatic correspondence.

Manning and his wife Mabel sold the property in 1919 to Johanna Christina Udden and her husband, Johan August Udden (1857-1932). Udden was a renowned natural scientist, whose studies of fossil formations and seismic patterns in West Texas led to the discovery of the Permian Basin oilfields, which continue to provide the sustaining revenue to the University of Texas and Texas A&M. Udden also designed the "rotoptor," a helicopter-like flying machine at the same time the Wright Brothers invented the airplane. Udden discovered potash in West Texas for use in World War I, was instrumental in the founding of the Texas Memorial Museum, and was the first to discover dinosaur bones in Big Bend. Udden died in 1932, and the house was purchased by two different owners before being sold to Edward Weldon Bailey in 1939. Edward Weldon Bailey (1898-1981) joined the University of Texas School of Law in 1930, and drafted the Texas Corporation Code, which has formed the basis for regulating business in Texas ever since.

**PARCEL NO.:** 02170208030000

**DEED RECORD:** Vol. 13216, p. 1181 (1984)

**LEGAL DESCRIPTION:** Lot 7, and the West 24 Feet of Lot 8, Outlots 72 and 75, Division D, Oakwood.

**ANNUAL CITY TAX ABATEMENT:** \$1,383 (Owner-occupied rate)

**APPRAISED VALUE:** \$374,662

**PRESENT USE:** Residence

**CONDITION:** Good

**PRESENT OWNER** Donna Endres

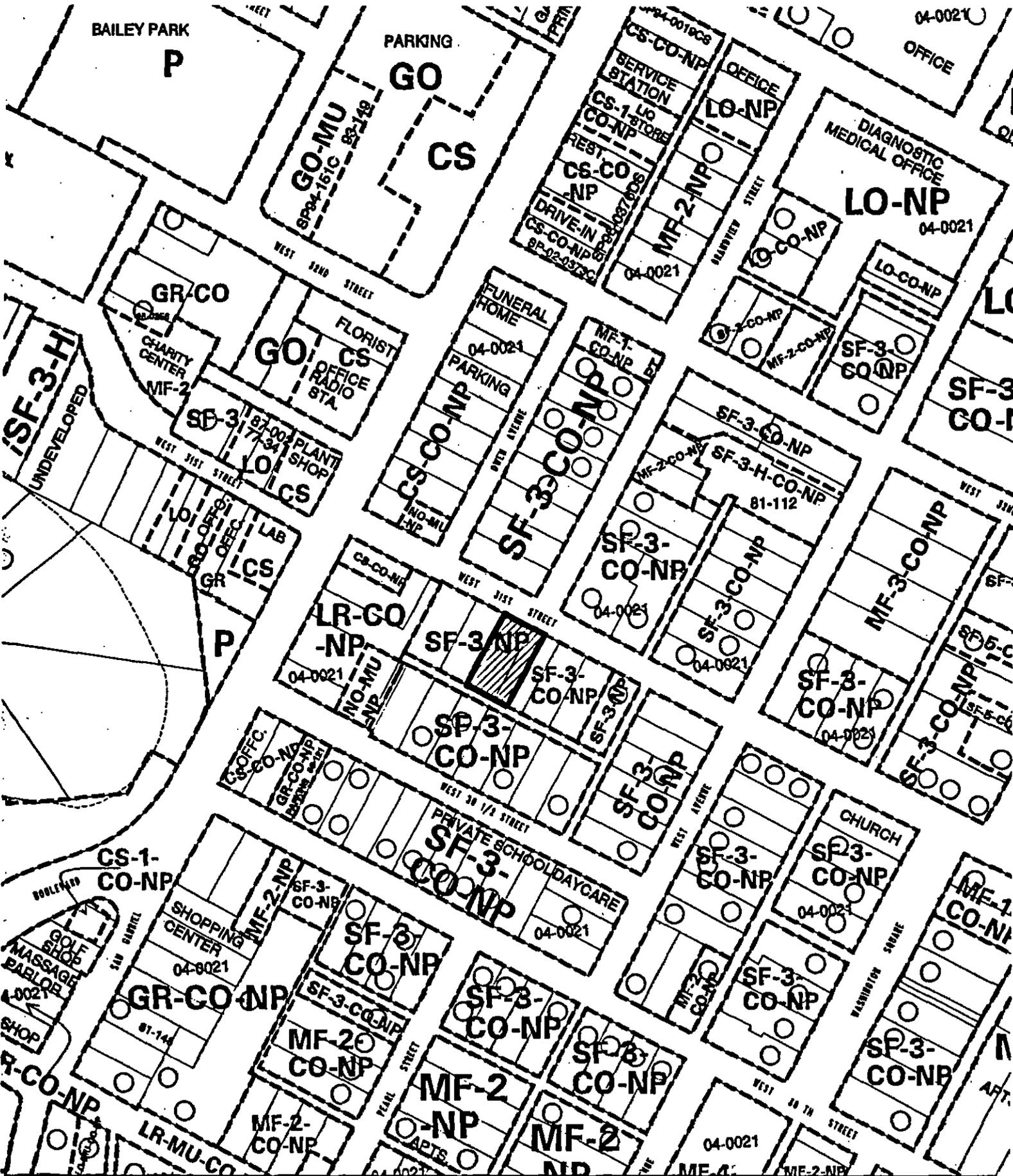
901 W. 31<sup>st</sup> Street  
Austin, Texas 78705

**DATE BUILT:** ca. 1915

**ALTERATIONS/ADDITIONS:** Screened sunroom enclosed, 1940s, east balcony enclosed, 1940s; rear deck constructed, 1990; original pergola and balcony railing replaced, 1995 (original used as model for current).

**ORIGINAL OWNER(S):** William Ray and Mabel Manning (1915)

**OTHER HISTORICAL DESIGNATIONS:** None



# CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA  
AU City/Rural Austin

2. Name \_\_\_\_\_ Address 901 W. 31st

3. Owner \_\_\_\_\_ Address \_\_\_\_\_

4. Block/Lot \_\_\_\_\_

5. USGS Quad No. 3097-242 Site No. J-25-819  
UTM Sector \_\_\_\_\_

6. Date: Factual \_\_\_\_\_ Est. 1920

7. Architect/BUILDER \_\_\_\_\_ Contractor \_\_\_\_\_

8. Style/Type \_\_\_\_\_

9. Original Use \_\_\_\_\_ Present Use \_\_\_\_\_

10. Description 2 story stucco residence

11. Present Condition \_\_\_\_\_

12. Significance \_\_\_\_\_

13. Relation to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_

14. Bibliography \_\_\_\_\_

15. Informant \_\_\_\_\_

16. Recorder HMM Date Jan-Mar 84

**DESIGNATIONS**

TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_

RTHL  HABS (no.)  TEX \_\_\_\_\_

NR:  Individual  Historic District  
 Thematic  Multiple-Resource

NR File Name \_\_\_\_\_

Other \_\_\_\_\_

**PHOTO DATA**

B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_

35mm Negs.

| YEAR | DRWR | ROLL | FRME |
|------|------|------|------|
|      |      | 48   | 9    |
|      |      |      |      |
|      |      |      |      |

to

| ROLL | FRME |
|------|------|
|      |      |
|      |      |
|      |      |

to

Tax Parcel # \_\_\_\_\_

Original Owner \_\_\_\_\_

**ARCHITECTURAL SIGNIFICANCE:**

Outstanding \_\_\_\_\_ Excellent \_\_\_\_\_

Significant \_\_\_\_\_ Contributory \_\_\_\_\_

**PHYSICAL CONDITION:**

|              | Good  | Fair  | Poor  |
|--------------|-------|-------|-------|
| Structure    | _____ | _____ | _____ |
| Grounds      | _____ | _____ | _____ |
| Neighborhood | _____ | _____ | _____ |

**PRESERVATION INDEX:**

\_\_\_\_\_ City Zoning

2 Priority Research

**COMMENTS:**

(Photo)

OK to proceed  
SS 1-5-06

# A. APPLICATION FOR HISTORIC ZONING

## PROJECT INFORMATION:

| DEPARTMENTAL USE ONLY                   |                                     |
|---|-------------------------------------|
| APPLICATION DATE: <u>1/5/06</u>         | FILE NUMBER(S): <u>C19h-01-0001</u> |
| TENTATIVE HLC DATE: _____               |                                     |
| TENTATIVE PC or ZAP DATE: _____         |                                     |
| TENTATIVE CO DATE: _____                | CITY INITIATED: YES/NO              |
| CASE MANAGER: <u>Stevens</u>            | BOLLEBACK: YES/NO                   |
| APPLICATION ACCEPTED BY: <u>Stevens</u> |                                     |

## BASIC PROJECT DATA:

1. OWNER'S NAME: DONNA ENDEES <sup>August</sup>

2. PROJECT NAME: Johan Udden House

3. PROJECT STREET ADDRESS (or Range): 901 WEST 31st ST., AUSTIN, TX  
 ZIP 78705 COUNTY: TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:  
 LOCATED \_\_\_\_\_ FRONTAGE FEET ALONG THE N. (S) E. W. (CIRCLE ONE) SIDE OF  
31st St. (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS  
 APPROXIMATELY \_\_\_\_\_ DISTANCE FROM ITS  
 INTERSECTION WITH Lamar Blvd. CROSS STREET.

## AREA TO BE REZONED:

4. ACRES \_\_\_\_\_ (OR) SQ.FT. 9620

5. ZONING AND LAND USE INFORMATION:

| EXISTING ZONING | EXISTING USE | TRACT# (IF MORE THAN 1) | ACRES / SQ. FT. | PROPOSED USE | PROPOSED ZONING |
|-----------------|--------------|-------------------------|-----------------|--------------|-----------------|
| <u>SF3</u>      | _____        | _____                   | _____           | _____        | _____           |
| _____           | _____        | _____                   | _____           | _____        | _____           |
| _____           | _____        | _____                   | _____           | _____        | _____           |

## RELATED CURRENT CASES:

|                                   |                    |
|-----------------------------------|--------------------|
| 6. ACTIVE ZONING CASE? (YES/NO)   | FILE NUMBER: _____ |
| 7. RESTRICTIVE COVENANT? (YES/NO) | FILE NUMBER: _____ |
| 8. SUBDIVISION? (YES/NO)          | FILE NUMBER: _____ |
| 9. SITE PLAN? (YES/NO)            | FILE NUMBER: _____ |

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

10a. SUBDIVISION REFERENCE: Name: Dakwood  
Block(s) Division "D" Lot(s) #7 + west 29' of lot 8 Outlot(s) #72 and 75  
Plat Book: Vol. 2, Page 149 Page 6  
Number: \_\_\_\_\_  
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

11. VOLUME: 13216 PAGE: 1191 TAX PARCEL I.D. NO. 211216  
Ref ID 2 02170208080000

**OTHER PROVISIONS:**

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?  YES /  NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP  
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES /  NO  
14. IS A TIA REQUIRED? YES  NO : (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

15.  SOLE  COMMUNITY PROPERTY  PARTNERSHIP  CORPORATION  TRUST  
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:**

16. OWNER CONTACT INFORMATION  
SIGNATURE: Donna Endres NAME: DONNA ENDRES  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512 977-3737  
STREET ADDRESS: 901 W. 81st St.  
CITY: Austin STATE: Tx ZIP CODE: 78705  
EMAIL ADDRESS: dendres@sbcglobal.net

**AGENT INFORMATION (IF APPLICABLE):**

17. AGENT CONTACT INFORMATION  
SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

**DEPARTMENTAL USE ONLY:**



# E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, DONNA ENDRES have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

901 WEST 31st St. Austin Texas 78705  
(Address or Legal Description)

Lot No 7, and the west 24' of lot 8, Oakwood Addition, a Re subdivision  
of Nos. 72 and 75, in Division "D" a subdivision of Travis County  
If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Donna Endres  
(Applicant's signature)

12/9/05  
(Date)

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 123079

ACCOUNT NUMBER: 02-1702-0803-0000

PROPERTY OWNER:

ENDRESS DONNA P  
901 W 31ST ST  
AUSTIN, TX 78705-2111

PROPERTY DESCRIPTION:

LOT 7 \* & W 24FT OF LOT 8 OLT 72&7  
5 DIV D OAKWOOD

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 901 W 31 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

| YEAR              | ENTITY                | TOTAL    |
|-------------------|-----------------------|----------|
| 2005              | AUSTIN ISD            | 4,713.65 |
|                   | CITY OF AUSTIN (TRAV) | 1,353.05 |
|                   | TRAVIS COUNTY         | 1,220.00 |
|                   | HOSPITAL DISTRICT     | 190.34   |
|                   | ACC (TRAVIS)          | 297.72   |
| TOTAL SEQUENCE 0  |                       | 7,774.76 |
| TOTAL TAX:        |                       | 7,774.76 |
| UNPAID FEES:      |                       | * NONE * |
| INTEREST ON FEES: |                       | * NONE * |
| COMMISSION:       |                       | * NONE * |
| TOTAL DUE ==>     |                       | 7,774.76 |

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2005 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

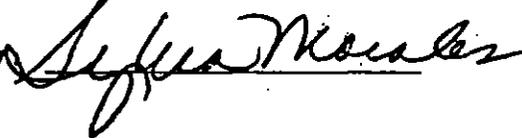
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/27/2005

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

BY 

## **F.1: HISTORIC DOCUMENTATION - DEED CHRONOLOGY**

**Deed Research for: 901 West 31<sup>st</sup> Street, Austin Texas 78705**

| <b>Transaction</b>   | <b>Vol./Page</b>             |
|--|------------------------------|
| <b>W. C. Drake, et al to Ada C. Read Penn<br/>Lots No. 6-8, 75 "D"<br/>November 4, 1912</b>  | <b>Vol. 267, p 175</b>       |
| <b>Ada C. Read Penn to William R. &amp; Mabel Manning<br/>Lot No. 7, in Oakwood Addition, A re-subdivision of a part of<br/>Outlets Nos. 72 and 75, in Division "D"<br/>October 8, 1915<br/>\$2150.</b>  | <b>Vol. 277, p. 138</b>      |
| <b>William R. &amp; Mabel Manning to Johanna C. Udden<br/>Lot No. 7, in Oakwood Addition, A re-subdivision of a part of<br/>Outlets Nos. 72 and 75, in Division "D"<br/>September 15, 1919<br/>\$5750.</b>   | <b>Vol. 315, p. 36</b>       |
| <b>Udden Estate to Benjamin T. Morrall, Jr. &amp; wife Maude<br/>(Executor: Swante M. Udden, son of J. A. Udden)<br/>Lot No. 7, and the west 24' (feet) of Lot 8, in Oakwood Addition,<br/>A re-subdivision of a part of Outlets Nos. 72 and 75, in Division "D"<br/>February 17, 1937<br/>\$5,250.</b>  | <b>Vol. 554, pp. 594-595</b> |
| <b>Benjamin T. Morrall, Jr. &amp; wife Maude to Edward Weldon &amp; Winifred Bailey<br/>Lot No. 7, and the west 24' (feet) of Lot 8, in Oakwood Addition,<br/>A re-subdivision of a part of Outlets Nos. 72 and 75, in Division "D"<br/>February 27, 1939<br/>\$6,250.</b>   | <b>Vol. 609, pp. 298-299</b> |
| <b>Winifred T. Bailey to Clifford W. &amp; Donna P. Endres<br/>(Independently and as Executrix: Edward Weldon Bailey Estate)<br/>Lot No. 7, and the west 24' (feet) of Lot 8, in Oakwood Addition,<br/>A re-subdivision of a part of Outlets Nos. 72 and 75, in Division "D"<br/>October 24, 1984<br/>\$153,000.</b>   | <b>Vol. 8867, p.312</b>      |
| <b>Clifford W. Endres to Donna Endres<br/>Lot No. 7, and the west 24' (feet) of Lot 8,<br/>in Oakwood Addition, A re-subdivision of a part of Outlets Nos. 72 and 75,<br/>in Division "D", a subdivision of Travis County, Texas, according to the map<br/>or plat of record in Volume 2, Page 148, of the Plat Records of Travis County,<br/>Texas. Also known locally as 901 West 31<sup>st</sup> Street, Austin, Texas 78705<br/>October 8, 1996<br/>(Assumption of note)</b> | <b>Vol. 13216, p. 1181</b>   |

## **F.2: HISTORICAL DOCUMENTATION - OCCUPANCY HISTORY**

**Occupancy Research for: 901 West 31<sup>st</sup> Street, Austin Texas 78705**

| <b>Year</b>                  | <b>Occupant Name and Reference</b>                                       | <b>Source</b>                              |
|------------------------------|--|--|
| 1912                         | Ada Read Penn (owner of undeveloped lot)                                 | Travis Co. Tax Journals                    |
| 1915                         | Professor William R. & Mabel Manning                                     | City Directory                             |
| 1919<br>1920<br>1929<br>1930 | Professor Johan A. & Johanna C. Udden                                    | City Directory                             |
| 1931<br>1935                 | H. L. Fitzpartick  | City Directory                             |
| 1937<br>1939                 | Benjamin T. Morrall, Jr & Maude Stokes Morrall                           | City Directory                             |
| 1940<br>1984                 | Professor Edward Weldon & Wilifred Thorn Bailey<br>Wilifred Thorn Bailey | City Directory<br>Witness of Present Owner |
| 1984-1993                    | Professor Clifford W. & Donna Endres                                     | Owner-occupant<br>and ex-husband           |
| 1984-Present                 | Donna Endres   | Owner-occupant                             |

# The Johan August Udden House

The house at 901 West 31<sup>st</sup> Street, completed in 1915, is located in what was once called Penn Place by developer, self-styled architect and builder Ada Caroline Read Penn. Ada Penn, an early area resident, platted and subdivided land bequeathed her in 1909 by her late husband, District Judge Robert L. Penn. She divided ten acres into 40 lots and designed and built 20 houses in the neighborhood, intending that University of Texas faculty members and their families would occupy them. Her home, today known as the Heritage House at 3112 West Avenue, is the historic landmark that inspired the present name for the neighborhood.

The subject two-story, stucco home has a Prairie-style exterior with an Arts & Crafts interior. Prairie-style architecture is characterized by the use of stucco, a low-pitched roof, usually hipped, wide overhanging eaves, central chimney, two stories with one-story wings or terraces, careful placement of windows for optimum indirect light, casement windows, small window panes, horizontal windows and windows grouped in sets of three or more. The detailing of Prairie style emphasizes horizontal lines, often with square porch supports. This architectural style, developed by Chicago architects Louis Sullivan and Frank Lloyd Wright, was prevalent from 1900-1920.

The subject house has a broad, central chimney; a low-pitched hipped roof with wide overhanging boxed eaves and flat one-story porch and deck roofs. A pergola extends the horizontal lines of the house over a section of the front terrace east of the main entry. Behind the pergola, a one-story room extends beyond the two-story section of the house. The flat roof serves as a balcony deck accessed from the second floor. The covered porch at the front entrance features a simple Mission-style parapet supported by thick, square stucco piers. A low, stucco wall with a wider concrete ledge bands the porch, employing the low, horizontal lines of Prairie-style architecture.

Inside, the house is open and spacious with wide doorways off the living room to the library and dining room. The living room extends across the front of the house, and is in the Arts & Crafts style. The original, unpainted dark woodwork in the living room and library has been preserved. The house has wood floors throughout. Repeating narrow vertical sections of the living room wainscoting emphasize both Prairie and Arts & Crafts aesthetics. Wainscoting, door and window frames are ornamented with crown molding. A picture molding cornice tops the 8'8" plaster walls. A brick fireplace with thick concrete mantle and tiled hearth occupies the center of the house. An Arts & Crafts style pass-through cabinet was built into the wall between the living room and the kitchen. There is a single, broad wood *pocket* door between the library and living room. Another

*pocket* door closes the living room from the stairway. A small bathroom with a claw-foot tub and antique lavatory is tucked beneath the stairs. Wide double doors open into the dining room and French doors lead from there to the sunroom where there is an exterior door on the east wall. Between the sunroom and kitchen is a foyer and door to an outside covered deck. Upstairs, three bedrooms, a bathroom and utility room open from a central hall. The east wall of the master bedroom has a door to the balcony. A sleeping porch is located on the southeast corner of the house.

The house features more than forty windows of several distinct types. Each has been carefully placed for optimum indirect light and cross-ventilation. (A city energy audit found no need for solar screens.) The front door has a *ribbon* window of four narrow, vertical beveled glass panes, in keeping with Prairie style. A *piano* window is on the right of the front door. Two pairs of these also open into the library. Two sets of casement windows offset a third *piano* window on the west wall of the living room. Other large double-hung windows in pairs or sets of three have sixteen small panes on top and a single pane in the bottom. Most contain original wavy "ghost in the window" glass.

Old stone retaining walls are located on the north (front), west and south property lines. The wall across the back of the property is built up on either side of an opening for a gate to the alley. A double carport with rooms on the back is located on the southeast corner of the property. Several large post oaks and live oaks are scattered around the property. (Ada Penn was quoted as saying she never cut any oaks to build her houses.) The largest oak on the property sits very near the back wall of the house, shading a stone patio. There are also smaller pecan trees, a dwarf pomegranate and a red oak at the side entrance. A well-established bamboo hedge and old stands of bamboo provide a privacy screen for the houses on each side of the property.

Over the years, various owners have maintained, restored, enclosed or replaced certain elements of the house, while carefully preserving its original character. A bank of six windows were installed in the original screened sunroom, as were jalousie windows in the sleeping porch sometime during the 1940s, according to Barbara Bailey Freerear, daughter of Edward Weldon and Winifred Thorn Bailey. A small balcony upstairs on the east front of the house was enclosed, perhaps at the same time. No record dating this change has been found. The present owner covered the old, leaking main roof with a new roof in 1984, leaving the old roof intact underneath. A rubberized surface was installed on the balcony and front porch flat roofs at that time. A deteriorating narrow roof, dating from 1965, extending from the carport roof to the side entry of the house was also removed in the 1980s. Only the section attached to the house was restored. The present owner also added an inset, covered deck to the back entrance where only a stoop had existed. This deck fits against the sunroom west wall to fill in a missing corner of the house and is not visible from the street. A stairwell

window on the back of the house was replaced at that time. The present owner also added a small enclosure outside the west kitchen wall at the back of the house to accommodate a water heater. This is not visible from the street. In the 1990s, the deteriorated balcony railing and pergola on the east front of the house were replaced using the originals as models. According to records at the Austin History Center, B. Morrall repaired a garage on the southeast corner of the property in 1937. These records also show a building permit by the Baileys in 1965 for a double carport with rooms at the rear to replace the garage. The owner intends to improve and enclose this carport in a style fitting to the house. A concrete drive may have been expanded at the time of the carport construction.

The house was designed and built with commendable attention to detail and economy of scale and space. An emphasis on horizontal expansiveness, fundamental to Prairie style, was achieved in spite of the narrow lot. The design demonstrates an understanding of the functions, flow and activities of domestic life. The open floor plan can also adjust for closing off each room. The design took into account seasonal paths of the sun and the Austin climate.

#### ADA CAROLINE READ PENN

A history of the house at 901 West 31<sup>st</sup> Street would not be complete without information on Ada Read Penn. Background information on Ada Penn was drawn from two online sources, both by Anne Olivia Boyer. These are *The General Austin Combined Neighborhood Plan*, "The Heritage Neighborhood" section and "Reminiscences of the Heritage Neighborhood," an interview of Myrtle Penn, widow of Albert W. "Grip," one of Ada Penn's sons, in the *Heritage Neighborhood Association News Online*. Austin History Center files provided County records, clippings and photos.

Ada C. Read Penn (1867-1955), wife of Judge Robert L. Penn was the mother of six sons and three daughters. In 1902 the family moved onto ten acres of land bounded by Shoal Creek to the west, 34<sup>th</sup> Street to the north, Parrish (30<sup>th</sup> Street) to the south and Asylum Avenue (West Avenue) to the east. Judge Penn purchased the land upon its sale for delinquent taxes. In 1909 Judge Penn died, leaving Ada (at age 42) with the children, the ten acres and proceeds from his life insurance policy. At that time, this area of Austin was considered the edge of town. Its main points of interest were the Insane Asylum (the State School), a horse racetrack, a gypsy camp (Gypsy Grove) and a soap and candle factory. One of Ada Penn's first official acts as a developer was to go before the Austin City Council and request a name-change for the street in front of her house (Asylum Avenue). The Council granted her request to rename the street West Avenue.

According to Myrtle Penn, Ada Penn possessed an appreciation for higher education. She was a member of the first graduating class (1884) from Sam Houston Normal, the Huntsville teachers

college, and was determined that each of her children would graduate from college. Eventually, each attended and graduated from The University of Texas at Austin, with the tragic exception of one son who died young, and another, Eugene Doak Penn, a World War I airman, whose plane was shot down over Italy in 1918. An airfield south of St. Edward's University was named Penn Field in his honor..

While in college, Ada Penn had studied mechanical drawing. This came in handy for her new endeavor. She bought a t-square and went to night school to learn to draw house plans. She custom-designed houses for her preferred clientele — University faculty members and their families. Her blueprints sometimes included a library. In this way, she shaped the neighborhood to her own liking. Members of the University of Texas faculty purchased many of the houses she designed and built. According to Myrtle Penn in Anne Boyer's article, "Some of these were Judge Staton, a law professor, Professors Gray and Click, who taught English and Professor Pennick, the tennis coach, who taught Greek." The home of Theo Belmont (built in 1915), who developed the University of Texas athletic program, is across the street from the subject property. Randall Everett, a UT architecture professor lived with his family in the house to the west of the subject property. Professor Guy Stefan, of the UT English Department, lived across the street from 901 until his death in the 1990s. International law scholar and UT Law School professor William R. Manning and his wife Mabel were the first owners-occupants of the subject house.

As widow Penn began to subdivide and develop her land, she had a north-south street cut between Thirty-first and Thirty-second Streets and named it "Grandview Avenue" for its west-facing views of magnificent sunsets over the foothills of Austin. She used stucco on the three distinctly different houses she built there. Today, one of Ada Penn's granddaughters resides in one of these houses. The street intersects Thirty-first Street at the subject property.

Ada Penn is quoted as crediting "Calcasieu Lumber Company and Austin National Bank" for making it possible for her to build or remodel some forty houses in Austin during her 30-year career as a builder-developer. This achievement is even more remarkable, since at the same time she was raising a large family with all the associated cooking, housework and laundry.

According to the Travis County City Lot Register, in 1912 when Ada Penn purchased lot #7, Oakwood Addition, the site of 901 West 31<sup>st</sup> St., value of the lot was \$75. In 1915 the appraised value, according to the same records, was \$2,150 — a strong indication a house had been constructed on the property. According to October 8, 1915, Travis County Deed Records, Ada C. Penn transferred her sole ownership of Lot #7 in the Oakwood Addition, a re-subdivision of a part of Outlets Nos. 72 and 75, in Division "D" of the City of Austin, Plat Book 2, Page 148 (901 West 31<sup>st</sup>

St.) to William R. Manning and his wife Mabel for the sum of \$2,150. The 1915 Austin City Directory lists William R. Manning as the occupant of the house.

### **WILLIAM R. MANNING**

William Ray Manning (1871-1942), noted international law historian, was a University of Texas law school professor whose brilliant work destined him for a brief stay in the house at 901 West 31<sup>st</sup> Street. In 1917 he took a year's leave of absence from the University to go to Washington D.C. to edit the diplomatic correspondence between the United States and all Latin-American countries. He subsequently became the primary compiler of international diplomatic correspondence and treaties for the State Department.

In 1904 Manning was awarded the *Justin Winsor Prize*; the first prize established by the American Historical Association, for his work, *The Nooka Sound Controversy*. In January 1913, Manning wrote an article titled, "Texas and the Boundary Issue, 1822-1829," for the *Southwestern Historical Quarterly*, Vol. XVII, No. 3.

During William R. Manning's years in Austin he was active in the Texas State Historical Association. He was elected a Fellow of that organization in 1915, the year he took up residence at 901 31st Street. Numerous mentions of Manning exist in the *Southwestern Historical Quarterly*, where several of his articles are published. Through these journals, one can piece together the story of how Manning's work drew him from Austin to Washington D.C. His work on *Diplomatic Correspondence of the United States; Inter-American Affairs, 1831- 1860 / - 1932-1939*, a 12-volume set compiled for the Carnegie Endowment for International Peace, had just begun when World War I broke out and the records of European countries were no longer accessible. As a result, the first of the twelve volumes had to be limited to diplomatic correspondence in all the North and South American countries up to 1910.

The online *Handbook of Texas* cites William R. Manning as the source for biographical information on Joel Roberts Poinsett and Joseph Eve. An online search of The University of Texas Law School Library, the Sheridan Libraries of Johns Hopkins University and worldcatlibraries.org lists numerous publications compiled, edited or authored by Manning. According to Manning's extensive papers in the Texas History Center, he was also instrumental in developing the faculty advisory program for UT law school students.

In 1919 William R. Manning and his wife Mabel sold the house to the Johan August Udden family. Udden's wife Johanna Christina purchased the house with her separate property.

## JOHAN AUGUST UDDEN

Johan August Udden (1857-1932), first arrived in Texas in 1903 as a member of The University of Texas Mineral Survey Team. He became the special agent of the United States Geological Survey from 1908-1914. In 1911 Udden became geologist in the Bureau of Economic Geology and Technology of The University of Texas. In 1915 he was made its director. William O. Fisher, Department of Geological Sciences, The University of Texas at Austin, wrote this about Udden in *The Geological Surveys of Texas*.

“Udden, a preeminent scientist dedicated to research, set the Bureau in a pattern that has existed largely to this day, one with a close research tie to academia, state government and industry, but one without direct involvement in the management of the State’s energy, water and mineral resources . . . The Bureau’s core dedication to research has made it one of the best known geological research centers.”

Johan Udden was a brilliant, largely self-taught natural scientist with wide-ranging interests, curiosity and an uncanny knack for solving problems. His discoveries and inventions contributed much to multiple scientific fields. Prior to his arrival in Texas he was acclaimed for landmark contributions in the natural sciences at Bethany College in Kansas and Augustana University in Illinois, where colleagues fondly referred to him as the “Nature King.”

However, within the context of Austin and Texas history, Johan Udden’s most significant achievement came about as a result of his extensive fieldwork in West Texas studying fossil formations and seismic patterns. At a time when most scientists believed that no Permian existed within the United States, his work led him to discover the Permian Basin oil field on State land in West Texas. Prior to his methods of investigation and discovery, oil had been found only through random drilling and subsurface mapping. Johan Udden’s research ultimately led to the discovery of the oil and gas that produced the revenue to built and sustain The University of Texas at Austin, Texas A & M University and The University of Texas System.

A search of the online *Texas Almanac* produced this passage under “Texas History Highlight: The Beginning of the University of Texas and Texas A& M University.”

### Land Endowment Yields Petroleum

Around 1900, the University’s Bureau of Economic Geology began to investigate the possibility of finding oil and gas on university lands. In 1916, although most other geologists disagreed, the University’s Dr. Johan A. Udden reported that oil could be found lying atop an underground fold of rock that was believed to run from the Marathon area through Pecos County and into Upton and Reagan counties. Udden’s theory . . . encouraged exploration that

led to the first major oil discovery in West Texas Permian Basin. The unstinted wealth of Ashbel Smith's 1882 speech gushed forth when the Texan Oil and Land Company's Santa Rita No. 1 well blew in on May 28, 1923, on university lands in Reagan County.

Initially, the interest earned by investments of the oil money from university lands went to the University only. However, in 1931, the legislature split the net income, with two-thirds going to the University of Texas and one-third to Texas A&M University. The income was further split in 1984, when the legislature voted to include all institutions in the University of Texas System . . .

*Facts and Stories about Fifty Golden Years at the University of Texas*, on Page 59 states:

"As director, on June 21, 1916, Dr. Johan A. Udden submitted to the Board of Regents of the University a report. In that report he provided information with regard to the probable mineral resources of the University Lands in West Texas. The information relating to the Permian Basin was of particular interest. In his report, Dr. Udden wrote as follows:

'Looking at the ancient Marathon mountain structure as a whole, it does not appear unreasonable to regard it as suggesting the possibility of the existence of buried structures in which oil may have accumulated . . . The trend of the Marathon Mountains would run through the southeast part of the Pecos County into Upton and Reagan Counties, or even farther east than this . . . There are natural chances for finding accumulations of gas as well as oil.'

"The oil and gas to which Dr. Udden referred were discovered. The development of the potential of this land was begun and now continues. The sum, which has accrued from grazing, rentals, oil and gas leases, and royalties for oil and gas produced now exceed \$800,000,000. It will in the ultimate reach the billion-dollar mark!"

Johan Udden's instrumental role in the discovery of oil and gas on State-held West Texas land is detailed in the Supplementary Materials. These also document Johan Udden's impressive number of other major achievements in the realm of science and invention. One such example is his invention of a flying machine – before the Wright Brothers got theirs off the ground. Unfortunately, because of his teaching load and other commitments in Illinois, he was unable to build the model until some years later. The design was for what he called a "rotopter," and his correspondence to and from the Wright Brothers about the pros and cons of the airplane versus his helicopter-type machine are in the Library of Congress. Several years after the Wright Brothers flew their plane at Kittyhawk, Udden finally built his model, and during a presentation at his university, flew it out into the audience to the great delight of the crowd. It was a dozen years or so afterward before someone else patented the helicopter.

Some of Udden's other remarkable inventions, discoveries, accomplishments and recognitions, detailed in the Supplementary Materials, are as follows:

- Udden was the first to discover vast stores of potash in West Texas, just in time for its instrumental use in World War I.
- Udden was first to discover dinosaur bones in Big Bend.
- He was first to recommend to officials that the State of Texas should have its own museum, since until that time, all the great “finds” had been shipped to museums out of state. Following his recommendation, the Texas Memorial Museum was built.
- Udden invented the Wentworth-Udden scale for weighing sediments.
- Udden found Uddenites, a critical ammonite from the Glass Mountains.
- Udden was decorated by the King of Sweden in 1911 with the Swedish Order of the Northern Star for his contributions to science. (The Northern Star metal can be seen on his lapel in a photograph found in the Texas History Center. A copy of this photo is in the Supplementary Materials.)
- Udden is listed as a notable Texas citizen in Jim Christianson’s English edition of *Swedes in Texas*.
- Udden’s key role in the discovery of oil and gas on State land is described in *From Wasteland to Wealth: A Historical Timeline of the State of Texas Permanent University Fund* by W. Bruce Cook, Ph.D., research Coordinator for The University of Texas Investment Management Company, Austin 1998.
- A biography and other references to Udden can be found in the *Handbook of Texas*.
- *A Pioneer Geologist: Biography of Johan August Udden*, was penned by Monica Heiman in 1963.
- Several *Who’s Who in America* volumes include Udden, listing many of his accomplishments.
- At least four honorary university degrees were conferred on Udden in recognition of his distinguished service to science.
- In 1937, the Texas Swedish Pioneers Association placed a bronze plaque to the memory of Dr. Udden in The University of Texas Geology Building. The Plaque, in part, states, “Pioneer in the development of geologic research. The world has been enriched materially, intellectually and spiritually by his life.”
- Papers on Udden too numerous to mention can be found in the Texas History Center collections.
- At the 2000 State Fair of Texas, The Dallas Museum of Natural History created an exhibition on the history of dinosaur paleontology in the U.S. The museum newsletter credits Udden as follows: “In West Texas, in the Big Bend country, the first published account of dinosaur bones has been attributed to J. A. Udden in 1907.”
- The Kansas and Illinois Historical Societies have recognized Udden for his work in those states.
- In recognition of Udden’s services, his many friends joined in establishing in his honor the Johan August Udden Publication and Research Fund of The University of Texas.

An obituary, composed by his colleagues Fredric W. Simonds, Henry W. Harper and E. H. Sellards, may best attest to the character and personality of Johan Udden.

**“Great indeed were his accomplishments as a scientist, but greater still were his outstanding characteristics as a man and a friend. His sturdy individuality and independence of thought were accompanied by a profound respect for the opinion of others. He was helpful to the fullest extent to his associates and patient in listening to and understanding the problems of those who came to him for help. During his long term of service no one who applied to him was denied his most careful consideration and the benefit of a matured opinion freely given.**

**“Twenty-one years of his life were given to the service of the State of Texas. During this time he initiated important new methods of investigation, recorded new observations valuable to many industries, promoted the development of resources of great value to the state, and gave advice to thousands who consulted him. His high-mindedness, his cordiality, his gently manner, his loyalty to principles and to his friends endeared him to all who intimately knew him and marked him as one of God’s real noblemen. The world has been enriched materially, intellectually, and spiritually by his life.”**

An August 18, 1969, *American Statesman* article by Stuart M. Purcell, Sr., entitled “Swedish Immigrant Had Great Role In Development of Texas Resources,” ends with this statement:

**“Dr. Udden made no fortune in oil. He continued working for the University until his death in 1932.”**

Johan August Udden died on January 5, 1932. His wife Johanna Christina and one of their four children survived him. Johanna Christina died five months later. They are buried, along with two of their sons, Amon D. and Jon Andreas, in the Oakwood Cemetery, Annex Part 5.

After 1932, the house remained in the Udden estate and, according to the City Directory, was occupied by H. L. Fitzpatrick in 1935. Up to this time the street number had been “801.” (Sanborn maps prove this to be the same property as the present “901.”) The 1932 City Directory has no listing for the address. In 1937 Ben T. Morrall, Jr. purchased the house from the Udden Estate for \$5,250. The City Directory lists Morrall as the occupant. In 1939 Morrall and wife Maude sold the property to Professor Edward Weldon Bailey and wife Winifred Thorn Bailey for \$6,250.

#### **EDWARD WELDON BAILEY**

Edward Weldon Bailey (1898-1981), was a 1915 graduate of Sherman (Texas) High School, received a B.A. from The University of Texas in 1920, an L.L.B. from Texas in 1928, and a S.J.D. from Harvard in 1942. He joined The University of Texas Law School faculty in 1930, and from 1937 to 1967 held the Albert Sidney Bureson Professorship in Law. He served as faculty advisor to the Texas Law Review and twice won the Law School teaching excellence award. Dr. Bailey’s greatest contribution to the State of Texas was the major role he played in drafting the new Texas Corporation Code. He served continuously for more than five years on the Texas State Bar

Committee on Revision of the Corporation Laws. It has been said that he knew as much as any person about the contents of the Corporation Code when it was enacted.

Both Professor and Mrs. Bailey were members of old Texas families. Edward Bailey was the first cousin of Austin resident and heir to Spindletop, the late Georgia Lucas, who bequeathed Bright Leaf, her family 217-acre summer home on Mount Bonnell to Austin and the State of Texas in 1995. In 1984 Miss Lucas informed Donna Endres, the current owner, that she had initially located the house for her cousin and his wife. The Baileys only child, Barbara Bailey Freerear of Irving Texas, generously provided family and neighborhood photos, as well as a poem about the house.

Clifford and Donna Endres purchased the property From Winifred Bailey in 1984. Professor Endres, a comparative literature scholar, taught at UT during his years in the house. Their now-grown children, Sharon, Shannon and Nicholas once resided in the home. Donna assumed sole ownership of the property in 1996.

#### **THE SUBJECT HOUSE MEETS FIVE CITY HISTORICAL LANDMARK CRITERION.**

1. *It must more than 50 years old:* The house was built in 1915.

2. *It must retain sufficient integrity of materials and design to convey its historic appearance:*

The original footprint of the house remains essentially unchanged. Original materials have been preserved whenever possible. When maintenance occurred, care was always given that it was executed in a manner to preserve the character and architectural identity of the house.

4. *The house is significant in the following categories:*

##### **A. Architecture –**

◦ *It embodies the distinguishing characteristics of a recognized architectural style:* The house was designed and built in the indigenous American, Prairie architectural style. The interior is in the Arts & Crafts style.

◦ *It serves as a representative example of the work of an architect, builder or artisan who contributed significantly to the development of the city:* The house is the work of Ada Penn, early resident of the area and pioneering developer-builder of the Oakwood Addition, whose historic landmark home was the inspiration for the present name of the neighborhood.

##### **B. Historical Association –**

◦ *It has significant association with a person of historical importance, who contributed to the history of the city or state:* The house was the home of Johan August Udden from 1919 until his death in 1932. Udden made substantial contributions to the economic, educational and intellectual life of Austin and the State of Texas.